

EXPEDITED Plan Review

Newsletter

Department of Public Works and Environmental Services

www.co.fairfax.va.us/dpwes

Plumbing Peer Review Requirements Enhanced for Site Plan Coordination

One of the issues hitting plumbing peer reviewers since the inception of the *Expedited Building Plan Review Program* has been coordination between the site plan and the plumbing drawings. In some instances, coordination is not being checked at all. The site plan and plumbing drawings are conflicting with regard the size, slope, location, etc. of the sanitary sewer and stormwater sewers.

To remedy this, the Office of Building Code Services has introduced new requirements for plumbing reviews of all new buildings submitted under the *Expedited Building Plan Review Program*. These requirements will go into effect immediately. They include the following:

- A new insert is now required to be attached to the BOCA Plumbing Plan Review Record. A copy of the form is attached and is also available in Word format (please email Brian Foley at brian.foley@co.fairfax.va.us to request this format). See **Insert Directions** below for information on how to complete the form.
- Any site plan sheet that has been corrected or revised with regard plumbing issues must be reviewed by the plumbing peer reviewer to ensure coordination with the plumbing drawings. The site plan sheet number must listed as part of the peer review sign-off during corrections and/or the revisions. See **Recommendation Statements** for more information.

Insert Directions

The new Fairfax County Plumbing Plan Review Record Insert is required to be attached to the BOCA plumbing record for all new buildings. Like the BOCA records, it must be completely filled-out in order to obtain approval from the Building Plan Review Division.

To complete the title block, fill out the information with regards to the peer reviewers name and number, date of review, and project name. Also required to be completed is the site plan number and the specific sheets reviewed as part of the plumbing peer review.

The table below the title block concerns the coordination issues of the sanitary sewer and stormwater sewer. Indicate the size, slope, invert elevation, and material type as it enters the building in the lines indicated. On the location line, indicate the approximate location where the sewer line enters the building, i.e., "NW corner". Indicate in the "match" column whether these values match. Please note: do not approve the drawings unless all elements of both sewers match.

In the lines below the sewer tables, complete the information as required. For the manhole/cleanout line, fill-in which is noted on the site plans.

For more information regarding this form, contact Brian Foley at **703-324-1645** or by email.

Recommendation Statements

This is a reprint from the Spring 1999 Newsletter; there appears to still be some confusion with regard to the Recommendation Statement.

Recommendation Statements and their application are still a source of confusion for some Peer Reviewers. To help clear some of that confusion, here is a review of the requirements for Recommendation Statements. Please remember, Recommendation Statements are to be used with the same caution and judgement as an architect's or professional engineer's seal.

Recommendation Statements must not be affixed to a set of construction

documents unless the Peer Reviewer has completely reviewed the documents and finds no outstanding code related issues. These statements are the ONLY means Peer Reviewers have to compel the design team to comply with their review comments.

If a plan has been approved by the Peer Reviewer and subsequently rejected by the County, then the plans must be corrected and re-reviewed by the Peer Reviewer. In this case the Peer Reviewer must initial, date and list the corrected sheets [including any corrected site plan sheets for plumbing reviews] on the original statement OR provide a new statement on any sheet which lists all corrected sheets for which that statement is applicable.

If the drawings are altered after the permit has been issued, then the revised plans must be reviewed by the Peer Reviewer prior to submission to the County. In this case, the submitter will provide three new sets of drawings containing only those sheets which have been revised. The Peer Reviewer must always affix a new Recommendation Statement to each set of revised drawings. [If the site plan has been revised and affects elements of the plumbing review, the site plan sheets that were revised must be listed with the new Recommendation Statement.]

DO...

- \$ affix the Recommendation Statement only after all review comments have been addressed.
- \$ sticky back the statement to the drawings, stamp the statement onto the drawings, or incorporate the statement into the CAD files.
- \$ affix the Recommendation Statement to the cover sheet of the respective discipline or to the main cover sheet.

DON'T...

- \$ affix the Recommendation Statement on the promise that the designer and/or civil

engineer will make the recommended changes.

\$ rely on permit runners or other Peer Reviewers to affix the Recommendation Statement.

\$ write or sign the statement in pencil.

\$ attach the statement with tape or staples.

Open Perimeter

When a pool is located within 5 feet of the exterior wall of a building, is the open perimeter reduced?

Yes. In order for a building to have its tabular area (Table 503) increase for "open perimeter" (Section 506.2 Street frontage increase), the perimeter must meet four criteria as described by the BOCA commentary.

1. Space adjacent to the exterior wall must be unoccupied for emergency equipment access and for egress requirements. Walls may also front on a street. Unoccupiable means free from any obstructions (i.e., pool, shed, building, etc.).
2. The unoccupied space must be on the same lot or dedicated to public use.
3. All unoccupied space must have a minimum width of 30 feet.
4. Access to this 30 foot wide unoccupiable space must have a minimum width of 18 feet.

For more information regarding open perimeter, consult the BOCA Code Commentary.

Attachments

Recently it has been learned that building peer reviewers are approving the architecture and structural drawings without first ensuring that the proper Fairfax County attachments are stapled to the submission set of drawings. Please do not rely on permit runners to accomplish this task!!

Listed below are the required attachments:

- Tenant/Building Information Sheet
- Accessibility Compliance Form (not required for new buildings)
- Statement of Special Inspections (for new construction only)
- Research or Evaluation Reports from BOCA, ICBO, SBCCI, or NES (for materials not specifically noted in the building code).

International Codes

The International Code Council (ICC) has finally completed the exhaustive

task of developing the complete 2000 International Codes. These codes are now available from each of the member organizations (BOCA, ICBO, SBCCI).

New for 2000 is the International Building Code, International Fire Code, and International Residential Code. Edited versions include the International Mechanical Code, International Plumbing Code, International Private Sewage Disposal Code, International Fuel Gas Code, International Energy Conservation Code, and International Property Maintenance Code.

Any of these codes can be purchased through BOCA, ICBO, or SBCCI. They are not available through the Fairfax County Maps and Publications Office yet. They can also be purchased online at the following addresses:

- www.bocai.org/puborder.htm
- www.icbo.org
- www.sbcci.org/2000icc.htm

Turnaround Times

The average turnaround times for expedited plans by the Building Plan Review Division between September 1, 1999 and April 1, 1999 are as follows:

New Construction

Average days* for 1st submission 18
Average days* for corrections 7
Average days* for revisions 5

Tenant Layouts

Average days* for 1st submission 7
Average days* for corrections 4
Average days* for revisions 4
* working days

For more detailed information, see the attached sheet.

Code Interpretation

The following interpretation applies to the 1997 IPC; however, it may help provide insight to the same requirement in the 1995 IPC (w/ 1996 amendments).

Formal Code Interpretation 6/P1003/97
ICC International Plumbing Code/1997
Section 1003.7.2

Question: A separator is provided for a garage/service station in which automobiles are repaired and serviced. The garage bay has a floor area of 150 square feet. Does Section 1003.7.2 of the ICC International Plumbing Code/1997 require the separator to have a minimum capacity of 6.5 cubic feet?

Answer: Yes.

Comment: The intent of the code is to require a separator for those floor areas which are used for the purposes of lubricating, changing oil, dispensing fuel or other repair work of motor vehicles. Where floor drains are provided in a garage or service station, the flammable and combustible liquids may enter the drainage system unless a separator is provided. A separator is required to be sized based on the floor area that drains into it. For floor areas greater than 100 square feet in area, the size of the separator is based on a linear relationship of $\text{Capacity} = 5 + \text{Area}/100$. In the case of a 150 square feet garage bay, the separator must have a minimum capacity of 6.5 cubic feet. It is not necessary to round the capacity of the separator up to the next whole number.

Formal Code Interpretation -5/3404/97
BOCA National Building Code/1996
Section 3404.2

Question : A manual fire alarm system is being replaced in an existing Use Group I-2 occupancy. There are patient rooms which are not currently protected by smoke detectors or quick-response sprinklers as required by Section 409.5. Are either the system requirements of Section 409.5 applicable or additional smoke detectors required to be provided in the patient rooms by virtue of the manual fire alarm system being replaced.

Answer : No.

Comment : It is assumed that prior to the proposed replacement of the manual fire alarm system, the building has been approved as an existing building. In general, Section 3404.2 requires that all portions of the alteration must comply with the current code requirements. Those portions which are not being altered are not required to be brought up to code due to the proposed alteration. In this case, those portions of the fire alarm system being replaced must be in compliance with the current code. The installation of either smoke detectors or quick-response sprinkler heads in patient sleeping rooms (Section 409.5) is not within the scope of the alteration or "affected by the alteration" as stipulated in Section 3404.2.

New Peer Reviewers

Congratulations to the newest Peer Reviewers, **Robert Menuet** of GHT, Ltd, **James Pan** of Building code and Permit Services, **John Mills** of Beery, Rio and Associates, and **Alan Johnston** of GHT, Ltd. Welcome to the program!